

Minutes

Regular Meeting

Englewood Board of Adjustment

Thursday September 18, 2014

Municipal Court 73 South Van Brunt Street

8:00 p.m.

Members present: Mr. Feintuch, Mr. Fuld, Mr. Schwalbe, Ms. Thomas, chairwoman Byrne (9:15), Mrs. Baker, Mr. Weitzman

Members absent: Mr. Reidler

Also present: Mr. Albert, Mrs. Evans, Mr. Rutherford

Meeting called to order at 8:10 p.m.

Vice Chairman Feintuch chaired the meeting.

Roll call, announcement of proper notice of meeting

Minutes:

Motion to approve the minutes of September 18th: Mr. Weitzman Second: Mr. Fuld

Motion passes

Continued Application:

File#2014-3 Miguel Guevara, 409 Liberty Road

Board member Theresa Thomas recused herself from this case.

Tomas Paneque, attorney for the applicant addressed the board. He called upon Joseph Donato to be sworn in and give testimony as the architect for the applicant. Marked as evidence were the following:
A7-revised plans dated 9/1/2014

Mr. Donato testified that the roof of the proposed new home has been lowered to 33 feet. The first floor has been lowered 1 ½ feet. The applicant has eliminated the basement laundry room. It will now be on the first floor. The bathroom on the first floor has been changed to a ½ bath. The basement side entrance has been eliminated and the walkway and the deck have been removed.

Mr. Donato also stated that the applicant is not proposing a laundry room on the second floor. There will be no bathroom in the attic and the attic will be for storage. The side yard variance has been

eliminated. The meeting was open to the public to question Mr. Donato. The following people came forward:

Dr. Jerry Lamb 437 Liberty Road

Sondra Greenberg 449 Liberty Road

David Maron 237 West Hudson Avenue

The public portion of the meeting to question Mr. Donato was then closed.

Carol Hornlein, engineer for the applicant was sworn in and gave testimony. Marked as evidence was:
A8-site plan dated 9/1/2014

The applicant eliminated two variances. The circular drive and the walkway deck structure were eliminated.

The meeting was open to the public to question Ms. Hornlien. No one came forward. The public portion of the meeting to question Ms. Hornlein was then closed.

Lisa Phillips, planner for the applicant was sworn in and gave testimony. The meeting was open to the public to question Ms. Phillips. The following person came forward:

Dr. Gerry Lamb 437 Liberty Road

The public portion of the meeting was then closed.

The meeting was open for public comment. The following people came forward and were sworn in:

Dr. Gerry Lamb 437 Liberty Road

Sondra Greenberg 449 Liberty Road

The public portion of the meeting for comments was then closed.

Ken Albert, city engineer and planner was sworn in and gave testimony. Marked was:

B-1 copy of tax map #2 and 5 photos from Google. The meeting was open to the public to question Mr. Albert. The following people came forward:

Dr. Gerry Lamb 437 Liberty Road

Sondra Greenberg 449 Liberty Road

The public portion of the meeting to question Mr. Albert was then closed.

The meeting was open to the public for comments. The following people came forward:

Dr. Gerry Lamb 437 Liberty Road

Sondra Greenberg 449 Liberty Road

The [public portion of the meeting for comments was then closed.

Attorney Paneque gave his summary. This case was continued until October 23rd for board comments and a vote on the application.

Chairwoman Byrne now chairs the meeting.

Announcements:

File#2014-9 Schechter, 355 Mountain Road is moved to October 27th

New Application:

File#2014-8 The Actor's Fund Home 155-175 West Hudson Avenue

Michael Prigoff, attorney for the applicant addressed the board and gave them an overview of the application. He called Jordan Strohl to be sworn in and give testimony. Mr. Strohl is the Administrator of the home. He testified that the facility is a skilled nursing and assisted living facility. They are currently at 100% occupancy and have a waiting list. The buildings are outdated and the facility needs upgrading and an expansion. Currently they have 124 beds and would like to have a total of 169. Twenty beds will be used for a memory care unit. The facility has 127 employees for 3 shifts. If approved for the addition, they will add 42 more full time employees. The facility currently has a shuttle bus running from New York City to the facility on weekends. The meeting was open to the public to question Mr. Strohl. The following people came forward:

Raul Sawh 219 Pleasant Avenue

Radeica Poonei 197 Pleasant Avenue

The public portion of the meeting to question Mr. Strohl was then closed.

Steven Leone, architect for the applicant was sworn in and gave testimony. Marked as evidence were the following:

A2a: lower floor plan existing wing

A2b: lower level support space rehab

A2c: lowest level, laundry, kitchen

A2d: Percy Williams wing

A7: sheet dated 8/25/2014 showing building exhibit

They are proposing a 3rd story addition. They would like to match every floor that exists today.

Also marked were

A8: photo showing street view from West Hudson Terrace

A9: Aerial view from West Hudson Terrace

The meeting was open to the public to question Mr. Leone. The following people came forward:

Marian Cohen 405 Conrad Road

Radeica Poonei 197 Pleasant Avenue

Raul Sawh 219 Pleasant Avenue

The public portion of the meeting to question Mr. Leone was then closed. This case is continued until October 27th.

Resolution:

File#2014-1 Ilana Goldberg, 333 East Linden Avenue
Motion to approve: Mr. Fuld Second: Mr. Weitzman
Passed by a vote of 3 yes (Fuld, Weitzman, Byrne)
0 no

Motion to adjourn: Mr. Fuld Second: Mrs. Baker
Meeting adjourned at 11:15 P.M.

Respectfully submitted:

Tina Evans